

**City of Eau Claire
Plan Commission Minutes
Meeting of March 14, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Pederson, Seymour
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Petrie
Ms. Gallegher

The meeting was chaired by Ms. Ebert.

1. REZONING (Z-1575-16) – TR-1A to R-1, North side of Westover Road and west side of State Street

Mr. Tufte presented a request to rezone property from TR-1A to R-1 located on the north side of Westover Road and west side of State Street. This property was recently annexed to the city. The owner is proposing to create two lots with the property to develop two single-family homes. The applicant will need to work with the city on extending utilities along State Street. The Comprehensive Plan shows this area as being appropriate for low density residential.

Applicant, Rick Olson, 3881 Timber Creek Court, spoke in support.

Mr. Pederson moved to recommend approval. Ms. Mitchell seconded and the motion passed.

**2. REZONING (Z-1510-12 Amd) – P-Public to CBDP, the Confluence Project
and
SITE PLAN (SP-1607) – Community Arts Facility
and
Encroachment – Gibson Street, Graham Avenue and Haymarket Plaza**

Mr. Tufte presented a request to amend the general development plan for the Confluence Project for a rezoning for property to the north of the Community Arts Facility and to approve the site plan for the project. The new site plans shows a 33-foot area north of the building has been added to the project. This requires a rezoning of this property from P-Public to CBDP and an amendment to the general development plan. The site plan shows a 74,700 square foot building footprint for a three-story structure. An encroachment along Gibson Street was part of the development agreement for the loading docks, trash and recycling bins. Also, the building canopy encroaches over Graham Avenue and over the Haymarket Plaza. The Waterways and Parks Commission has recommended approval with conditions as noted in the report.

Disa Wahlstrand, with Ayres Associates, spoke in support of the project. She noted that final designs for the retaining wall and bicycle parking should be completed soon.

Mr. Pederson asked about the parking within the ramp and traffic impact study for the project.

Ken Voigt, with Ayres Associates, noted that ticketing would be paid before entering the ramps and that would reduce the exiting time from the ramp. This process might need some adjusting with trial and error in the future.

Jeremy Gragert, 451 Lincoln Avenue, questioned about why the loading dock and other encroachments are located along the sidewalk and roadway on Gibson Street. He had a concern about the location and the number of bicycle parking.

Mr. Tufte stated that the north half of Gibson Street will be an encroachment and was noted in the development agreement. He noted that the bicycle parking will need to be determined before a building permit can be issued.

Ms. Mitchell moved to recommend approval subject to conditions in the staff report. Mr. Brenholt seconded and the motion passed.

3. **PUBLIC ZONING (PZ-1602) – University of Wisconsin-Eau Claire
and
Street Vacations – Garfield Avenue and Roosevelt Avenue**

Mr. Tufte presented a request to approve a site plan in a P-Public District and street vacations for the University of Wisconsin-Eau Claire (UWEC) Garfield Avenue Corridor project. UWEC is proposing to vacate a portion of Roosevelt Avenue west of Park Avenue to its present end at a private road for the university which extends to the south. Also, to vacate a portion of Garfield Avenue west of Park Avenue to the Chippewa River to provide room for a redevelopment project for the waterfront area. The site plan shows a variety of park landscape and parking improvements. Some of the improvements noted are an outdoor classroom, a Chippewa lounge overlook, an amphitheater, and prospect point at grade footbridge. A letter was submitted about the lack of handicap parking and the University submitted a letter about the location and availability of handicap parking. The Waterways and Parks Commission has recommended approval with conditions as noted in the report.

Angela Goodwin, with Ayres Associates, spoke in support of the project. She noted the student parking along the Chippewa River will be re-assigned to other parking lots on campus.

Jeremy Gragert, 451 Lincoln Avenue, spoke in support of the project and questioned if the footbridge would continue the separation of a bike lane and a walking lane.

Mike Rindo, with UWEC, stated that the final design and separation of uses of the footbridge is still not determined.

Mr. Larsen moved to recommend approval of the site plan per the conditions of the staff report. Mr. Granlund seconded and the motion carried.

4. **DISCUSSION/DIRECTION**

A. Rental Housing Registration and Inspection

Ms. Gallegher, with the City-County Health Department, provided an update of the process for rental housing registration and inspections. She noted the amended timeframe due to some delay from the state which would have prohibited a local government from establishing a rental inspection program. However, the bill was amended to allow cities to retain the ability to register landlords and conduct inspections.

B. Neighborhood Revitalization Task Force

Mr. Tufte stated that 44 people were in attendance at the meeting on Thursday, March 10. Three guest speakers provided background on ways to revitalize neighborhoods with a variety of funding sources. The next meeting is Thursday, April 14 at 7 PM at RCU.

C. Code Compliance Items

Mr. Larsen questioned if the electronic message board sign at the car wash on W. Clairemont Avenue was in compliance with the sign ordinance.

D. Future Agenda Items

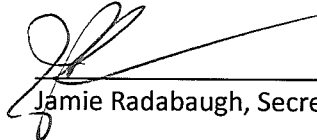
None.

E. Additions or Corrections to Minutes

None.

5. **MINUTES**

The minutes of the meeting of February 29, 2016 were approved.



Jamie Radabaugh, Secretary